

New Trunk Sewer Under Discussion

By IVAN LAKE

GROSSMONT — Twenty-three members of the Grossmont-Mt. Helix Sanitation Committee were told last night that the City of La Mesa might favor construction of a sewer line through an undeveloped area along Lemon avenue to assist in solving the sewerage problems near Helix Lake.

Les Halcomb, city manager of La Mesa, discussed the possibility of City annexation of the land with the committee in the home of Neil Gordon on Sunset drive. "The city council indicated last night that it would look with favor on city financing of a trunk line sewer up to Helix Lake where the first connection would be made," Halcomb said.

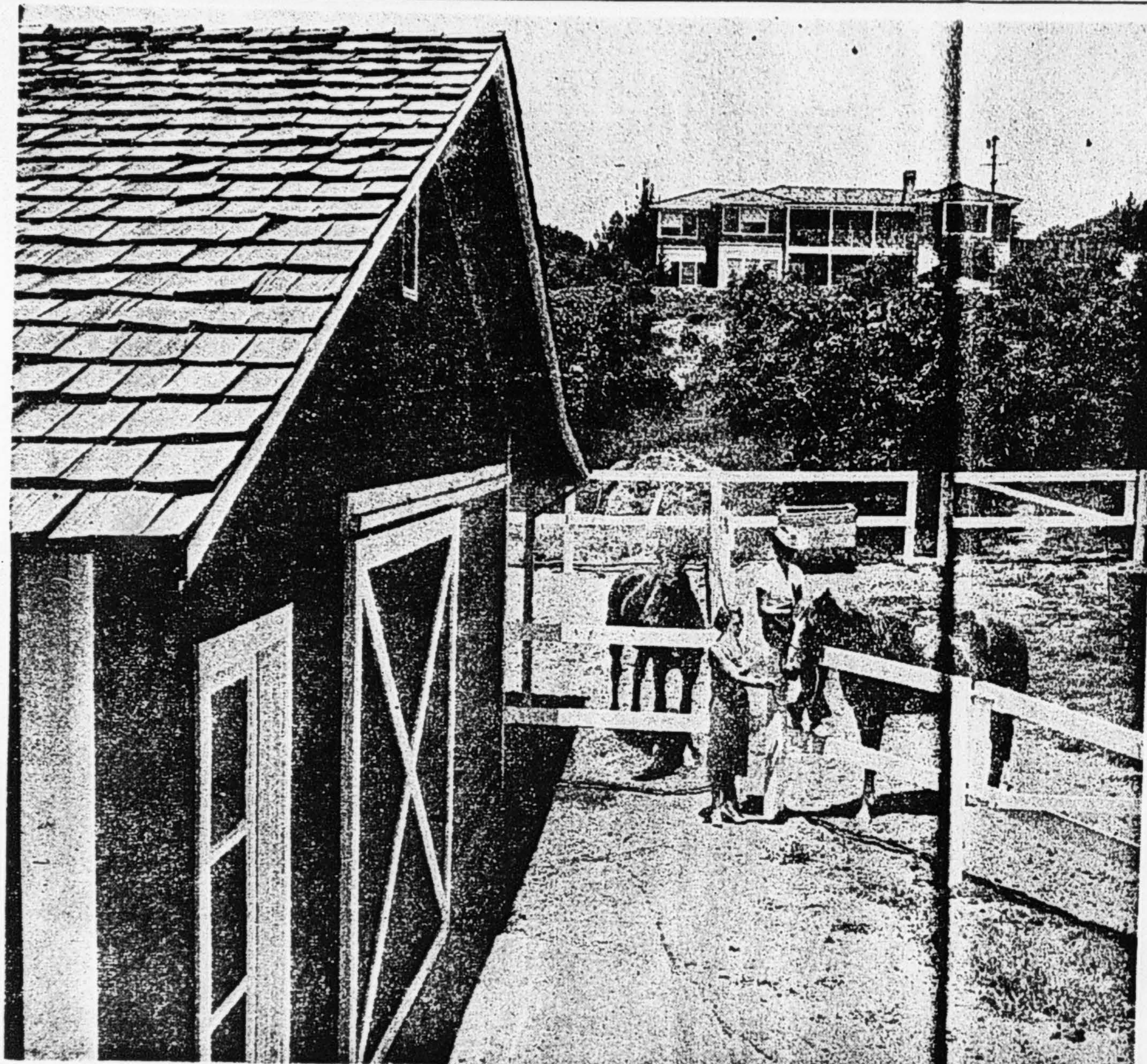
DEVELOPMENT EXPECTED

"The city could then regain those costs by charging a connection fee when the area is developed, as I am sure it will be soon after such a sewer is available," he said. Virgil Cash, a committee member, said "This is a very different attitude on the part of La Mesa than it has shown in the past and should definitely remove a lot of opposition."

Joe Rust said that the committee studying annexation with La Mesa would meet with Supervisor David Bird today to discuss steps necessary to set up the 1911 Act sewer district. Halcomb told the committee he would suggest the sewer be constructed to hook onto the city's sewers in the Grossmont Knolls area, which is considering annexation he said.

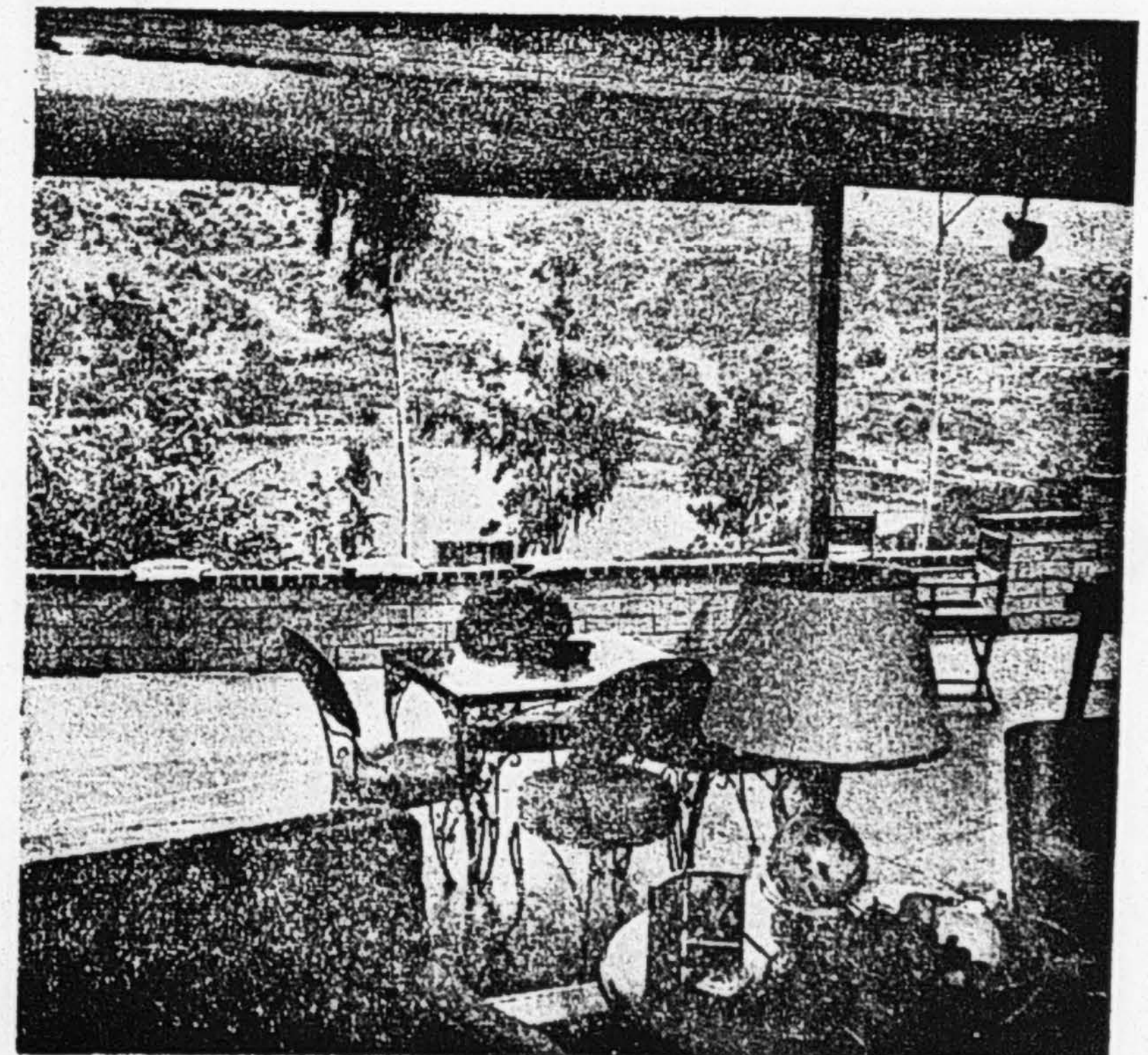
All sewage would flow by gravity into the city's plant.

B29 exhibit; cake baking contest and entertainment. Mayor J. Robert Steele will crown Miss Jess.



—San Diego Union Staff Photos by Henry Kierstead
COUNTRY LIFE: Stable, horses, avocado grove and country home—this photo catches spirit and possibilities of Mt. Helix living. Mrs. Mearl Baker and daughter, Julie, 14, tend the horses at their home, 10815 Melva Rd.

FINE HOMES ON THE HILL



LAKESIDE LIVING: Helix Lake, viewed across terrace from Dr. and Mrs. Harold Elden's home at 9855 Edgelake Rd.

MT. HELIX — CHOICE AREA

MT. HELIX — CHOICE AREA

Country Living At Its Casual Best, Close To City

By CLYDE V. SMITH
The San Diego Union's
Homes and Building Writer

Mt. Helix, the hill with the cross on top, has become one of the choice residential districts of the San Diego area.

There are several residential areas around San Diego that stand out above others, including La Jolla, Rancho Santa Fe, Kensington, certain sections of Point Loma, Mission Hills, Coronado and others, each with its better homes, its own distinctive atmosphere and special appeal.

Mt. Helix and Grossmont rate with these. In fact, most of the families who reside on these hills would not trade with the others, just as the La Jollan or the one who resides in Rancho Santa Fe prefers his location.

Mt. Helix and Grossmont are adjoining districts, and for the purposes of this story, are the single area which they actually are. They are alike, the only reason for the two names being that the development was undertaken as two separate subdivisions.

Life is casual and pleasant on Mt. Helix. It is a garden spot, with fertile soil and ideal climate. Sections of the area are literally a forest of avocado trees and citrus

fruits.

Many advantages distinguish life on Mt. Helix. It has the appeal of country living almost within the city, or at least within easy driving distance over wide, high-speed freeways to the very heart of the San Diego business section.

It is possible on Mt. Helix to live by the side of a fresh water lake, and enjoy its refreshing atmosphere. Actually, it is a reservoir that has been named Helix Lake.

Others have created their own small lakes or ponds on their own property. At least one is fed by the waters from natural springs.

Some families have their homes hidden among the spreading branches of avocado orchards. The lush, dark green foliage of the avocado tree creates a tropical garden atmosphere, in direct contrast with the dry desert feeling that is common to Southern California's barren hills.

Many homes are tucked along the brink of Mt. Helix or nestled on a site carved from a slope at a vantage point which offers a spectacular view—a panoramic sweep of valley, hillside, farms and city.

The view possibilities on Mt. Helix are almost unlimited, depending only on what side of the

hill the owner has chosen to build.

Those high on the hill, and on the western side, are able to see the ocean and the bay on clear days, although they are 15 miles or more from the coast line.

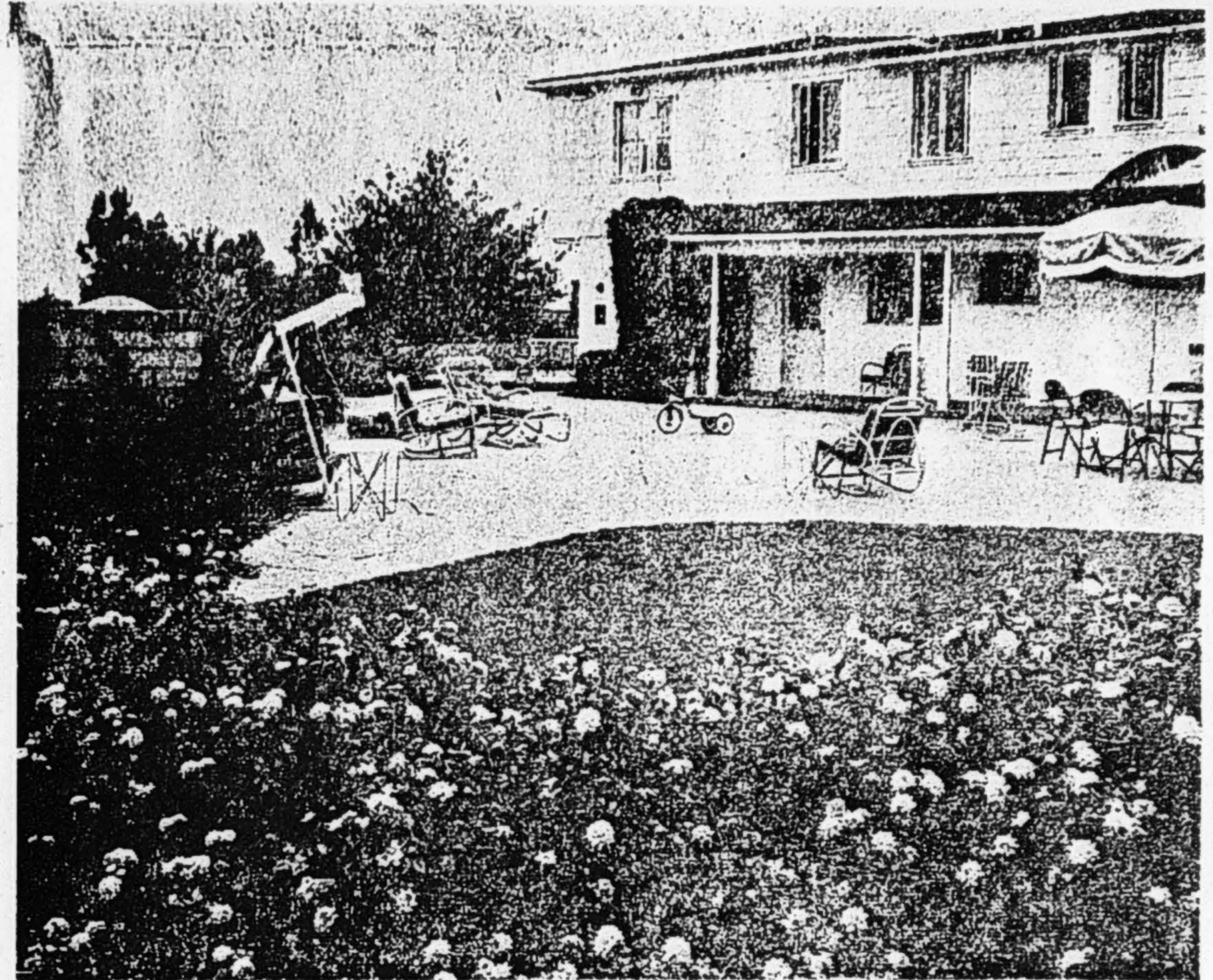
Many prefer the eastern brink with its overlook of El Cajon Valley where the farms and small acreages create an interesting patchwork quilt by day and the city blazes with sparkling colored lights by night.

Others on the hill have a closer view of Helix Lake below and the avocado groves that spread over nearby slopes.

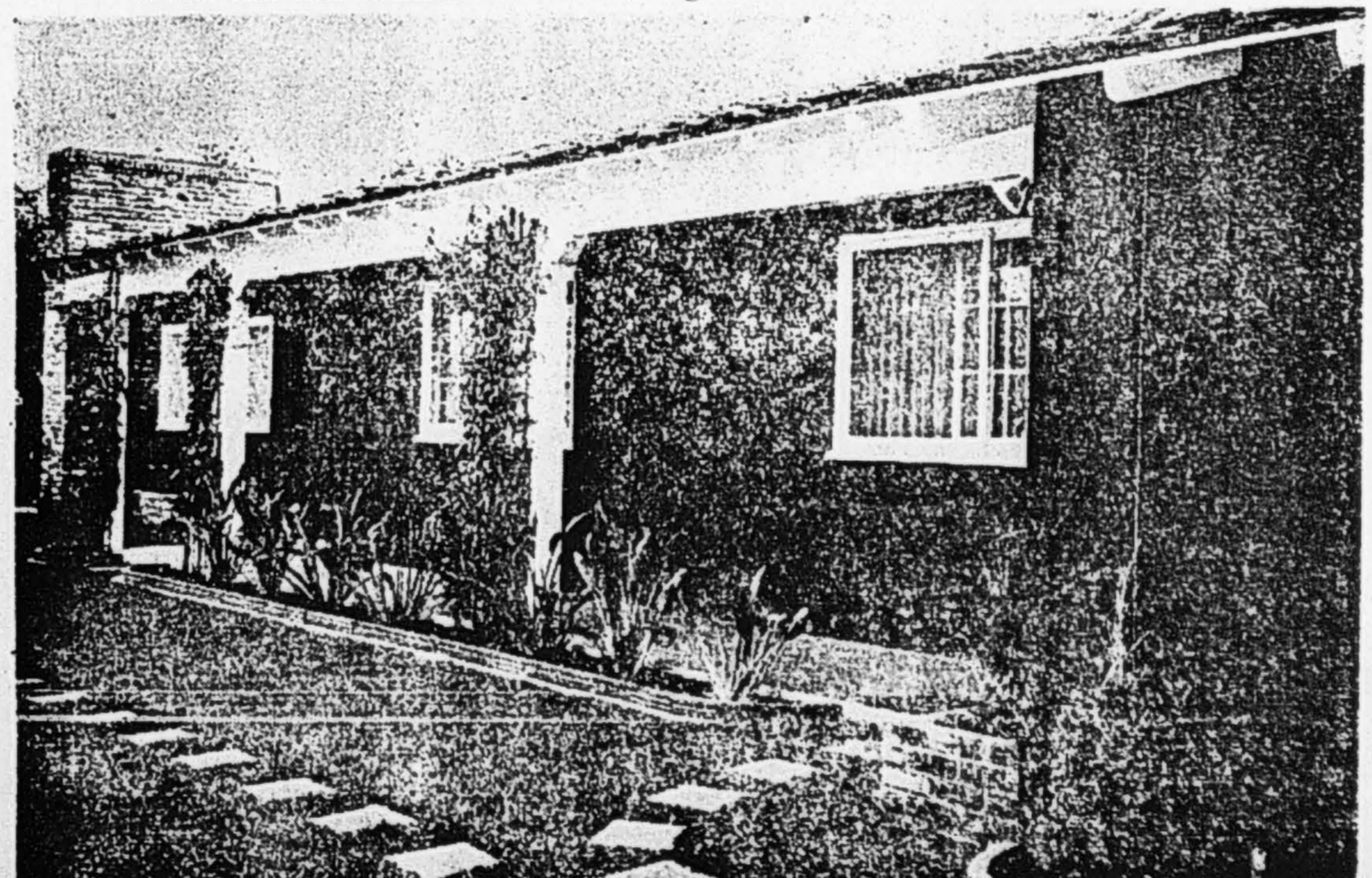
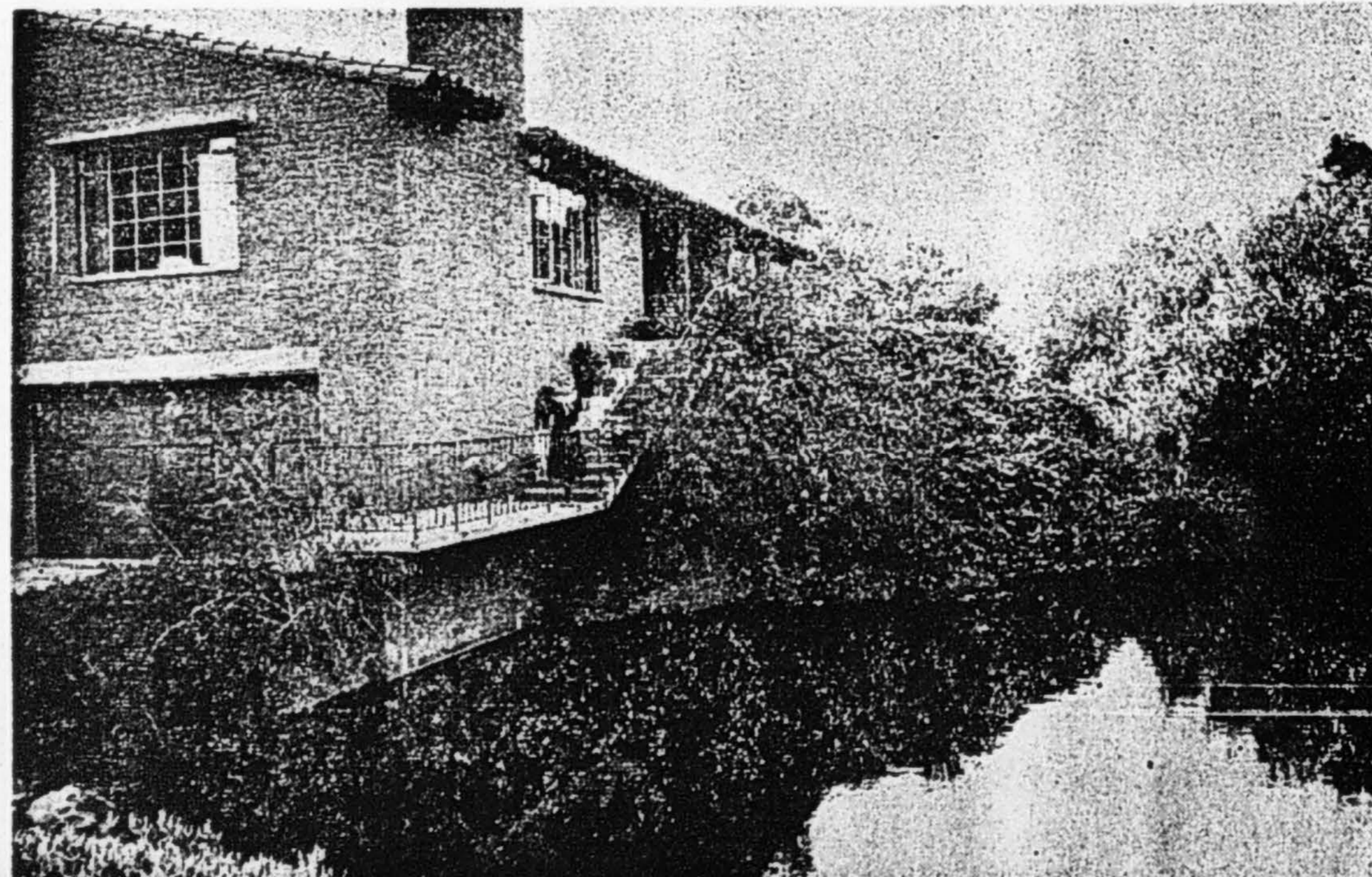
Homes are interesting out Mt. Helix way. There are all kinds, some with two stories resembling the large mansion type, others low and sprawling ranch style, still others of very modern design with lots of glass and odd, but interesting angles. Included are adobe dwellings, wood frame homes, stucco houses, the so-called Spanish style and combinations of materials and designs. Many places have masonry, including brick, concrete block, flagstone and native stone.

An outcropping of large granite boulders about Mt. Helix has been utilized by many owners to add interest to their landscaping. It is

(Continued on Page 1-2, Col. 1)



OUTDOOR LIFE: The patio is almost a must to enjoy the Mt. Helix home properly. Here is Mr. and Mrs. William Starr's wide, flag stone terrace, 9911 Fuerte Dr.





MT. HELIX DRIVEWAY: Stone fences frame winding driveway through avocado trees to the residence of Walter A. Folcke, located at 4737 Resmer Rd.

MT. HELIX HOMES

Country Living, Casual Style

(Continued from Page f-1)
rustic and rugged, yet possesses a natural charm. In fact, one home, built by Mr. and Mrs. Richard S. Holmgren, 10,037 Fuerte Dr., has a huge granite boulder which projects partly inside and partly outside the house. A groove was cut in the rock to accommodate the glass wall of this home.

Most of the homes around Mt. Helix and Grossmont are on sites of at least an acre or more. However, the area has become such a popular place to live that some sections are being subdivided into lots of less than an acre. Around the lake, for instance, sites have been so much in demand that it is starting to take on a crowded look.

There is still plenty of room for many more fine homes in the overall Mt. Helix area.

Land is expensive there because of its popularity, its location, also its soil and climate which make avocados a highly profitable crop.

Most of the Mt. Helix homes are in the luxury bracket, far better than the average dwelling. This fact shows up in county building statistics. Throughout the county, the average dwelling is valued at about \$9,000 on

built the first road up the hill in 1909, a move that was regarded by the citizenry of the time as "Freaky Fletcher's Fancy Flight."

Fletcher said the first homes were built in Grossmont and Mt. Helix in the early part of the 1910 decade. Famous names were among those who occupied the early homes, including Mme. Ernestine Shumann-Heink, the great opera singer; Carrie Jacobs Bond, the melody writer who wrote "The End of a Perfect Day;" Owen Wister, novelist and author of "The Virginian;" John Vance Cheney, the poet, and others.

More extensive residential development of the area took place after World War I. Then, after World War II, the building boom really took hold. More than half of the homes in the Mt. Helix area today have been built since 1945, and the construction pace continues.

The colonel liked his "fancy" so well that he still resides there, in the Grossmont section, at 9490 Mesa Dr. One of his sons, Ed Jr., and family, also live there, at 10,050 Fuerte Dr.

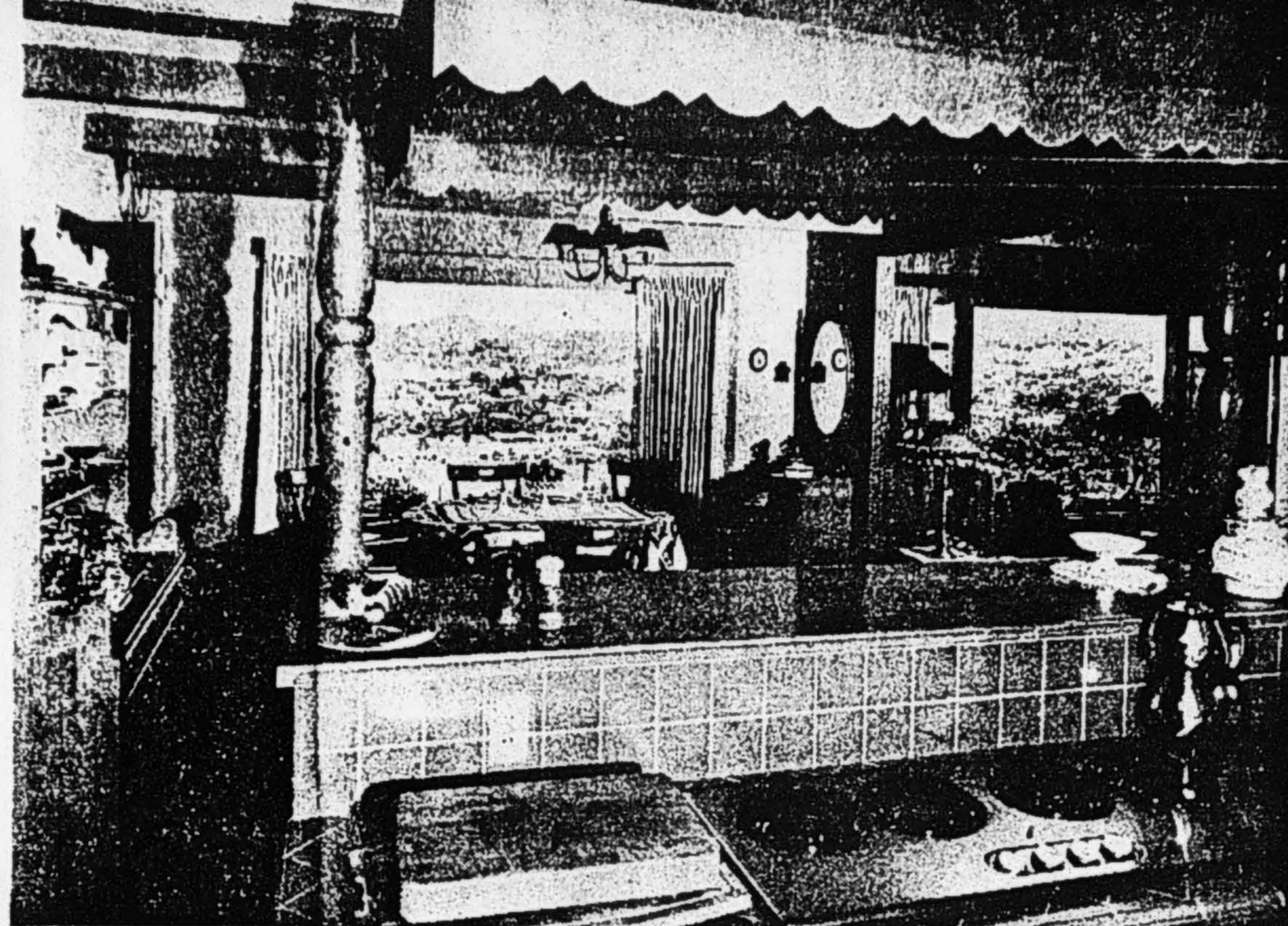
The elder Mr. and Mrs. Fletcher donated the site that is now Helix Lake. They

example of the possibilities of Mt. Helix living is the residence of Mr. and Mrs. Mearl Baker. Their acreage at 10,815 Melva Rd. includes an avocado grove, stables where they keep two riding horses, and a family orchard with almonds, lemons, limes, oranges, apricots, peaches and plums.

Like many of the Mt. Helix homes, their house is on a slope that permitted two-level construction, with a large recreation room on the lower floor opening to a patio and yard. The upper story includes a balcony deck. View windows overlook the orchard and other country homes. San Miguel is in the distance.

No home in Mt. Helix is complete without a patio, or at least a deck or terrace to enjoy the sun and fresh air. The Mt. Helix climate is conducive to the outdoor life. Many of the homes have their own private swimming pools.

Mr. and Mrs. Harry Jamieson, at 4320 Calavo Dr., have their own private pond—they call it a lake—which is like a moat coming to the very foundations of their adobe house. Fed by underground springs, the pond is stocked with large golden



OPEN KITCHEN: Open planning fits with casual way of life in Mt. Helix. This is in home of Mr. and Mrs. Marvin E. Gustafson, on hillside at 4661 Panorama Dr. Note also how windows frame countryside view.

BUILDING INCREASES

Permits Total \$7,793,625 During July

Residential construction, including large tract developments, gave San Diego building another upsurge last month, with all permits totaling \$7,793,625.

It was the highest monthly volume since February. The total then was \$8,765,305. Highest month of the year so far was January, when the permit valuation was \$9,183,472, a figure that included more than a million dollars worth of school construction and also more than a million dollars in permits for additions, alterations and repairs.

The July building included 533 new dwelling units valued at \$6,588,107. Although this number of dwelling units was exceeded in both February and January, the July residential valuation was at

highest level of the year, topping both February when the new homes were valued at \$5,967,995, and January, \$5,912,345. The reason was that July's permits included many homes in the higher-priced brackets of more than \$40,000 each. One of the new La Jolla residences was valued on the permit at \$100,000.

Among the new subdivisions, several developers took

out blocks of permits for as many as 50 to 100 houses during July.

The July statistics were far higher than the volume in July a year ago, when all permits totaled \$6,594,494, including 475 dwelling units valued at \$4,878,759.

Last month's building in the city included 679 permits for additions, alterations and repairs, valued at \$776,395, and

193 permits for non-residential and miscellaneous structures, valued at \$429,123.

For the year so far, San Diego construction amounts to \$50,614,061. The total of 9,703 permits includes 3,610 dwelling units. At the comparable time last year, construction totaled \$47,333,294 in the city, with 8,033 permits and 3,711 new dwelling units.

RAYMOND A. WHITWER

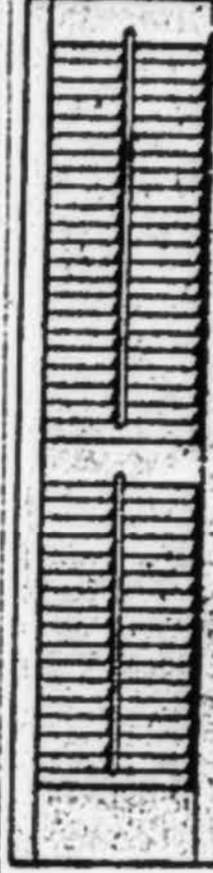
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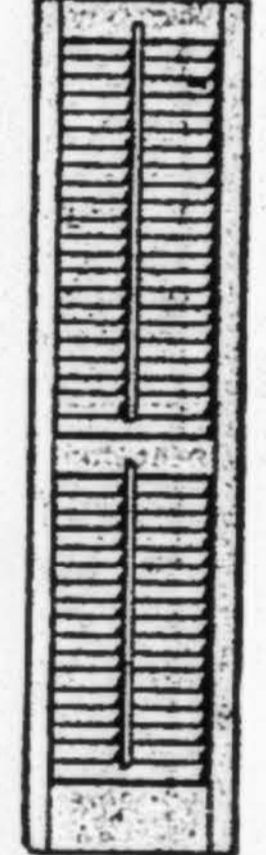
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average dwelling. This fact shows up in county building statistics. Throughout the county, the average dwelling is valued at about \$9,000 on the building permit. In Mt. Helix, it averages more than \$16,000, and a building permit valuation of \$16,000 usually means an actual construction cost of more than \$20,000, not counting the land value, of course. Many Mt. Helix homes are valued at \$50,000 or more, some up to \$100,000, including the avocado acreages.

The fact that Mt. Helix has become a choice residential area, with its country estates and fine homes, is a tribute to the vision, the faith and the perseverance of San Diego County's pioneer in real estate development, Col. Ed Fletcher. He foresaw possibilities when others saw only a barren, rocky hill. It was he who promoted it, he who ventured.

Col. Fletcher and his partner, William B. Gross, acquired these once barren hills in 1902. Fletcher later bought out Gross, but not until after the first subdivision, Grossmont, was named after his friend.

The colonel recalls that he

and family, also live there, at 10,050 Fuerte Dr.

The elder Mr. and Mrs. Fletcher donated the site that is now Helix Lake. They also gave the property at the top of the hill where the cross is located and the site of the Helix Nature Theater. Construction of the amphitheater was financed by Mr. and Mrs. Fred White in memory of Mr. White's mother. White at one time was Col. Fletcher's partner in the development of the area.

Mt. Helix is ideal for families who because of business or professional reasons must be close to the city, yet who enjoy the privacy and atmosphere of country living.

One such home that is an

is like a moat coming to the very foundations of their adobe house. Fed by underground springs, the pond is stocked with large golden fish. Wild ducks, so tame they refuse to fly at the approach of human beings, make their home there. Other than the Jamieson's friends, few people know that either the pond or the home is there, because it is so well hidden from the street by a dense avocado grove.

Col. Fletcher was visionary 50 years ago, but the Mt. Helix that has developed today has probably exceeded his first wildest dreams. It is country living at its casual best.

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**Business Records - Land Companies - Ed Fletcher
Company - Newspaper clippings - Mt. Helix subdivision**



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